ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00338/HOUS

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Matt McCain<br>MM Design Tech Ltd<br>8 Green Field<br>Darwen<br>BB3 3FY | Mr Richard Hulbert |

Part I - Particulars of Application

Date of Application: 22 March 2021

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|---|---|
| **Proposal:** | **Single storey side and rear extension, including hip to gable roof conversion and rear dormer extension, with alterations to fenestration on front elevation of existing attached garage** |
| **Location:** | **3 Berwyn Avenue, Middleton, M24 2DX** |

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

**Reasons:**

1 By virtue of its siting, size and design, the proposed hip-to-gable roof extension would constitute an incongruous addition to the host dwelling. The proposed roof form would be unsympathetic in the context of the adjoining dwelling and surrounding pairs of semi-detached dwellings to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed single storey rear extension will unduly harm the amenity of the neighbouring occupiers at no.1 Berwyn Avenue,

creating a sense of enclosure which limits both the amenity of the rear garden area and the level of outlook from this amenity space. The proposed single storey rear extension is considered to limit the level of daylight received by the ground floor rear elevation windows at the neighbouring dwelling, further compounding the harm to the amenity of the neighbouring occupiers. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

**Procedure Statement:**

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 14 May 2021



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Signed on behalf of the Council

**IMPORTANT**

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the avoidance of doubt, this decision is based on the following plans:
- Existing Floorplans and Elevations (MMD013.02.21.01)
- Proposed Floorplans and Elevations (MMD013.02.21.02)
- Location Plan and Block Plan (MMD013.02.21.03)
- Proposed Location and Block Plan (MMD013.02.04)